099.0	0005	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	866,400 /	866,400
					USE VALUE:	866,400 /	866,400
					ASSESSED:	866,400 /	866,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TERRIZZI SHELLEY
Owner 2:	SAGE ANDREW
Owner 3:	
Street 1:	95 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MICELI ROSA M -
Owner 2:	LIFE ESTATE -
Street 1:	95 WINCHESTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,810 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1510 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10810.000	345,400		521,000	866,400
Total Card	0.248	345,400		521,000	866,400
Total Parcel	0.248	345,400		521,000	866,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 573.77 | /Parcel: 573.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	64664
GIS Ref	
GIS Ref	
Insp Date	11/02/18

!8043!

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	345,400	0	10,810.	521,000	866,400	866,400	Year End Roll	12/18/2019
2019	101	FV	272,000	0	10,810.	521,000	793,000	793,000	Year End Roll	1/3/2019
2018	101	FV	272,000	0	10,810.	446,600	718,600	718,600	Year End Roll	12/20/2017
2017	101	FV	272,000	0	10,810.	416,800	688,800	688,800	Year End Roll	1/3/2017
2016	101	FV	272,000	0	10,810.	357,300	629,300	629,300	Year End	1/4/2016
2015	101	FV	266,300	0	10,810.	320,000	586,300	586,300	Year End Roll	12/11/2014
2014	101	FV	266,300	0	10,810.	296,200	562,500	562,500	Year End Roll	12/16/2013
2013	101	FV	266,300	0	10,810.	282,500	548,800	548,800		12/13/2012

PRINT

Date	Time
12/10/20	22:38:00

LAST REV

Date	Time
05/07/19	15:21:05
apro	
8043	

USER DEFINED

Prior Id # 1:	64664
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MICELI ROSA M	45725-111		7/28/2005		515,000	No	No		
MICELI ROSA M	30555-444		8/18/1999	Convenience	1	No	No		
	10565-399		6/26/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2008	146	Redo Kit	23,000			G9	GR FY09	replace 7 windows
11/30/2007	1104	Redo Bat	14,000			G9	GR FY09	
12/1/1998	832	Manual	4,450					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2018	MEAS&NOTICE	BS	Barbara S
6/18/2009	Measured	189	PATRIOT
12/13/2005	MLS	MM	Mary M
11/15/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/20/1999	Measured	256	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10810		Sq. Ft.	Site		0	70.	0.69	4									521,011						521,000	

Total AC/HA:	0.24816	Total SF/SM:	10810	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	521,011	Spl Credit		Total:	521,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.34536421
Const Adj.:	0.99989998
Adj $ / SQ:	127.797
Other Features:	77750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362103
Depreciation:	16657
Depreciated Total:	345446

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

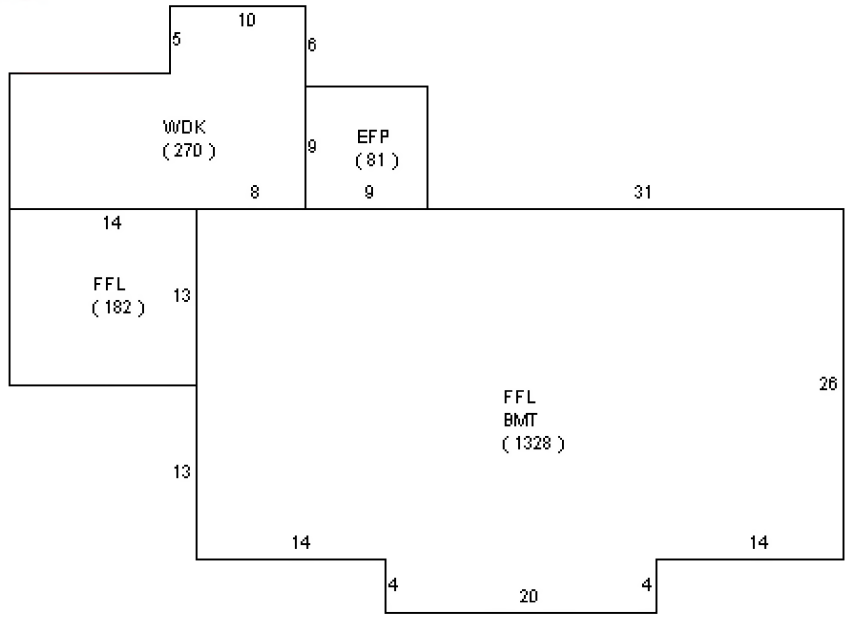
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	140.58
Special Features:	0	Val/Su Net:	108.31
Final Total:	345400	Val/Su SzAd	228.74

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,510	127.800	192,973
BMT	Basement	1,328	38.340	50,914
WDK	Deck	270	9.700	2,620
EFP	Enclos Porch	81	60.830	4,927

Net Sketched Area:	3,189	Total:	251,434
Size Ad	1510	Gross Are	3189	FinArea	1510
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

099.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	